

CHAPTER 17.08 FENCES AND WALLS

17.08.010 RESIDENTIAL DISTRICTS

See Title 15, *Buildings and Construction*, Chapter 15.12, *Fences of the Hazel Park Municipal Code*, for requirements.

17.08.020 NONRESIDENTIAL DISTRICTS

A. PLACEMENT

1. **Where nonresidential property and residential property abut.** Screen walls are required on or adjacent to all property lines separating non-residential property from residential property and shall not be less than 8 feet in height.
2. **Where an alley separates the nonresidential property from the residential property.** In instances where the Building Official determines that the placement of the screenwall on the residential side of the alley would provide additional protection, the wall may be placed on the residential property provided that an easement is received from those residential property owners abutting the wall.
3. **Where a street separates nonresidential property from residential property.** No screening is necessary except as provided in Parking Requirements.
4. **Where nonresidential property abuts nonresidential property.** No screening is required except as provided for outdoor storage. A fence or wall shall not be erected in excess of 8 feet high as measured from the lowest existing adjacent grade.
5. **Near driveways or intersections.** Where a screen wall is erected within a 12 foot radius of a driveway/sidewalk intersection, whether within the property or not, the wall height within that radius shall be 30 inches.

B. CONSTRUCTION

1. Screen walls shall be capped and constructed of decorative materials (e.g., brick, brick facia, stone, split face block), with the decorative surface facing the residentially zoned district.
2. Screen walls shall be of masonry construction. A maintenance agreement shall be required for any masonry screen wall receiving paint or other impermeable coating. The following natural colors should be used for screen walls or fences: neutral earth tones (sand to brown); shades of gray, traditional colors (e.g. brick red, forest green, navy blue); light, subdued hues (e.g. salmon); or white. Contrasting, accent colors, which are compatible with the primary colors listed above, are encouraged for trim, accent, and other decorative architectural features. The use of bright or fluorescent colors (e.g. purple, orange, pink, lime, yellow) is prohibited. Colors must be natural to the material or

pigmented, and not painted whenever possible. Colors must be noted in the site plan or fence application for approval and for future reference.

3. Screen wall shall be of masonry construction. A maintenance agreement shall be required for any masonry screen wall receiving paint or other impermeable coating.
4. Masonry screen walls in excess of 30 inches in height require a building permit.
5. Screen walls shall be constructed as shown in figures 17-01 and 17-02.
6. The property owner shall maintain landscaping areas between screen walls and property lines.

C. EXCEPTIONS

The Planning Commission may alter or revise the minimum screen wall height requirements if the Commission finds that strict application of said requirements would endanger pedestrians or vehicular traffic.

Figure 17-01

Figure 17-02